

# ZONING ORDINANCE CLEANUP POD 07-003 SUMMARY SHEET

NO.	ZO CODE SECTION	PROPOSED CODE CHANGE
1	1110	Define "high rise" as any building over 55 feet
2	1110	Define Commercial Vehicle per California Vehicle Code
3	1110/6156	Allow Guest Quarters in the RRO zone and allow them to be attached to the Main Dwelling
3	1110	In the Lot Area Definition clarify that Net Lot Area includes dedicated trail and therefore is part of Gross Lot Area as well
4	1110/1510	Massage Parlors are classified as Personal Services: General, not Adult Entertainment
5	1110	Reference "ponds" as aquaculture and Define Porte Cochere
6	1425	In the Animal Sales and Services Use allow for non-commercial use of horses by other than the property owners
7	1460	Convenience Sales and Personal Services: revise the Use Type to clarify that this use can include uses typically classified as Eating & Drinking Establishments, Food and Beverage Sales, Personal Services:General and Retail Sales under specified limitations. Is currently included as an addendum to the Administrative List.
8	1550/6909	Standards for Mini-Warehouses moved from the Use Type (Section 1550) to the Misc. Regulations (Section 6909)
9	1735	Packing and Processing: Limited in A70 & A72 allows on- and off-site products to be packed and processed if products are grown on property owned by the packing site owner.
10	2105/2185/2265...	Notes for new Mini-Warehouse section, see 6909 for clarity
11	2342/2352/2522...	Notes for the Enclosure Regulations, see 6800 for clarity
12	2980	Animal Sales and Services:Veterinary (Large Animals) is subject to Section 2980.6 (Supplemental Limitations on Use.) If the limitations can not be met, allow for the use by Minor Use Permit
13	3100	Animal Schedule: For consistency with County Code, specify that beekeeping must be located 600' from any habitable dwelling unit; clarify that for animal raising limits on # of animals is per lot; clarify that grazing lot size limits apply to S & T Designators only.
14	4011	Add new section, (4011) for split zone lot use regulations
15	4615	Remove the Additional Story Permitted Section and revise it to state that all primary dwelling units can have unlimited stories provided they meet the height limit.
16	4810	Add notes to setback schedule for Fire Code setbacks and additional setbacks in 4615/4616
17	4835	Allowed detached, roofed, open sided patios less than 12' in height to encroach into the rear setback area and insert old notes on through lots back into the section.

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18	5754/5799	Community Design Review Regulations, update that Fallbrook Village Zones are included.
19	5955	Delete reference to Section 7400, which no longer exists.
20	6156	Limit the size of Rec. Rooms as combined with garage space, allow internet sales as part of a Home Occupation and remove the incorrect "2nd D.U." agreement reference at the end of the Accessory Apartment Regs.
21	6207	CA Civil Code Section 713(a) prohibits the County from requiring discretionary permits for Temporary Real Estate Directional Signs (TREDs). ZO to be modified to be consistent with state law.
22	6708	Require Fire Review of Gates and Entry Structures
23	6814	In Exceptions to the Enclosure Matrix allow Open Storage of Boats/RVs as accessory with a MUP for a Mini-Warehouse
24	7357	Provide guidance on how to deal with use permits that decide to abandon and not continue with the use after approval.
25	7602	The occupandy of 14 persons applies only to Group Care and not Family Day Care Homes for Children or Small Schools. Remove Small Schools from this section.
26	8000	Add that all Fallbrook Village Zones are subject to Community Design Review Regulations and remove the rear 1/2 limit on parking (behind the building is better).